

**IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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<b>PERLBERGER LAW ASSOCIATES, P.C., HANNA PERLBERGER</b>	:	
	:	
<b>Plaintiffs,</b>	:	<b>CIVIL ACTION</b>
	:	<b>No. 21-2287</b>
<b>v.</b>	:	
	:	
<b>WELLS FARGO BANK, N.A.,</b>	:	
<b>Defendant.</b>	:	

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**ORDER**

This 3<sup>rd</sup> day of August, 2021, for the reasons stated in the accompanying memorandum, it is hereby **ORDERED** that Defendant's Motion to Dismiss Plaintiff's Complaint is **GRANTED in part and DENIED in part**, as follows: Counts I, II, and III(A) are dismissed.

/s/ Gerald Austin McHugh  
United States District Judge